



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: June 12, 2025 REPORT NO. HRB-25-025

HEARING DATE: June 25, 2025

SUBJECT: **ITEM #2 – Silas and Rita Corbett House**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Bryan & Jean Miller; represented by Legacy 106, Inc.

LOCATION: 4247 Alder Drive, Kensington-Talmadge Community, Council District 9
APN 465-273-0700

DESCRIPTION: Consider the designation of the Silas and Rita Corbett House located at 4247 Alder Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Silas and Rita Corbett House located at 4247 Alder Drive as a historical resource with a period of significance of 1936 under HRB Criterion C. The designation includes the original detached garage, living room fireplace surround, and master bedroom beehive fireplace. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains integrity from its 1936 period of significance. Specifically, the resource features a low-pitched mission half barrel tile roof, projecting rafter tails, rectangular clay tile attic vents, front portico with arched detailing, light-sand stucco cladding, battered stucco chimneys, paneled wood front door with glass lite, rectangular wooden focal window with divided-lites, and wooden double hung and casement windows. The living room fireplace surround and master bedroom beehive fireplace are original to the 1936 date of construction and are designed consistent with the Spanish Colonial Revival style of the residence and contribute to the significance of the resource.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource.

The property has not been identified in any historic surveys, as the subject area has not been previously surveyed.

The historic name of the resource, the Silas and Rita Corbett House has been identified consistent with the Board's adopted naming policy and reflects the names of Silas H. Corbett and Rita M. Corbett, who constructed the house as their personal residence.

In order to be eligible for designation and listing on the City's Register, a resource must meet one or more of the City's designation criteria as specified in the Historical Resources Guidelines of the Land Development Manual and retain integrity as it relates to the significance of the resource. Integrity is the ability of a property to convey its significance, which requires an understanding of the physical features and characteristics that existed during the resource's period of significance. The National, California, and City of San Diego Registers recognize location, design, setting, materials, workmanship, feeling, and association as the seven aspects of historical integrity.

Although not all seven aspects of integrity need to be present for a property to be eligible for designation, the record must demonstrate that the property retains enough physical and design characteristics to reflect and convey the significance of the property. Each resource depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects are most important to a particular property requires an understanding of the property's significance and its essential physical features. The [*Guidelines for the Application of Historical Resources Board Designation Criteria*](#) provide information regarding the City's designation criteria, as well as guidance on their application and how to evaluate the integrity of a resource.

ANALYSIS

The property located at 4247 Alder Drive is a one-story, Spanish Colonial Revival style single-family residential building constructed in 1936 in the Kensington-Talmadge Community Planning Area. Other buildings and structures present on the site include an original detached garage. The property is located in the Kensington neighborhood among similarly scaled single-family residences. The property is in its original location.

Since its construction in 1936 the property has been modified as follows: the installation of rooftop solar panels in 2018 and in-kind window replacements in 2019. Although the window replacement work was exempt from a building permit and therefore not reviewed by Heritage Preservation staff, the windows were replaced in the original openings to match the original wood material, type, and lite pattern matching historical photos. Undated modifications include in-kind roof tile replacements, addition of gutters and downspouts below roof eaves, and a modern garage door replacement. In 2024, the existing non-historic cat face stucco texture was patched to its current sand stucco finish.

A Historical Resource Research Report was prepared by Legacy 106, Inc., which concludes that the resource is significant under HRB Criterion C, and staff concurs. This determination is consistent with the [*Guidelines for the Application of Historical Resources Board Designation Criteria*](#), as follows.

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

The Spanish Colonial Revival residence was constructed in 1936 and features a cross gabled roof with limited hipped roof portions. Three stucco chimneys are present, although the central battered chimney is decorative. The roof eaves are slightly projecting and contain projecting rafter tails below. The rafter tails are obscured by gutters. Rectangular clay tile attic vents are present at the gable-end portions of the roof. The building is uniformly clad in a sand stucco finish.

The front entry is covered by the extending tile roof. This cover forms a portico, which is further elaborated with arched detailing. The front elevation contains a rectangular focal window with true-divided lites. The east (side) elevation contains an above-grade secondary entry. This entry is covered by a projecting, or visor, roof supported by stucco corbels. The house contains wooden divided-lite double hung windows, wooden one-over-one double hung windows, and wooden outswing casement windows. The side and rear elevations are devoid of other significant architectural details.

An original stucco-clad site wall encloses the front yard. A detached garage is located towards the southeast corner of the property. This rectangular plan detached garage is original to the property based on the Assessor's Building Record. Other than a historically appropriate garage door replacement, no other alterations are observed on this garage. The detached garage maintains its overall integrity and contributes to the historic significance of the property as an example of the Spanish Colonial Revival style; therefore, staff recommends including the garage in the designation.

Interior elements, including the living room fireplace and the master bedroom beehive fireplace, are original to the 1936 period of significance and are consistent with the residence's Spanish Colonial Revival style. The property owner has included them in the nomination, and staff recommends including them in the designation.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Eclectic style which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, and unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property's ability to convey significance under HRB Criterion C as a resource that embodies the distinctive characteristics of Spanish Colonial Revival Style. The property, which has been modified as detailed in the beginning of the analysis section of this report, retains the majority of the character defining features. In-kind roof tile and window replacements do not significantly impact the integrity of design and materials. The rooftop solar panels are located on the rear portion of the gable tile roof and are installed in a way that has a minimal visual impact. The 2024 stucco project patched the non-original cat-face finish, restoring the exterior stucco to a smoother, historically appropriate sand finish. Therefore, the property does retain integrity to its 1936 period of significance under HRB Criterion C.

Significance Statement: The house continues to convey the historic significance of the Spanish Colonial Revival style with a 1936 period of significance by embodying the historic characteristics associated with the style; including low-pitched mission half barrel tile roof, projecting rafter tails, rectangular clay tile attic vents, front portico with arched detailing, light-sand stucco cladding, battered stucco chimneys, paneled wood front door with glass lite, rectangular wooden focal window with divided-lites, and wooden double hung and casement windows. The living room fireplace surround and master bedroom beehive fireplace are original to the 1936 date of construction and are designed consistent with the Spanish Colonial Revival style of the residence and contribute to the significance of the resource. Therefore, staff recommends designation under HRB Criterion C.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

The subject property at 4247 Alder Drive was built by Raymond D. Perrigo. Perrigo has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate him as such at this time. Therefore, staff does not recommend designation under HRB Criterion D. As the property is not significant under Criterion D, an evaluation of integrity as it relates to Criterion D is not relevant or required.

OTHER CONSIDERATIONS

Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives. If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Silas and Rita Corbett House located at 4247 Alder Drive be designated with a period of significance of 1936 under HRB Criterion C. The designation includes the original detached garage, living room fireplace surround, and master bedroom beehive fireplace.



Alvin Lin
Associate Planner
City Planning Department



Suzanne Segur
Senior Planner/HRB Liaison
City Planning Department

AL/ss

Attachment(s):

1. Draft Resolution
2. Interior elements proposed for designation
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on , to consider the historical designation of the **Silas and Rita Corbett House** (owned by Bryan A & Jean M Miller, 4247 Alder Drive, San Diego, CA 92116) located at **4247 Alder Drive, San Diego, CA 92116**, APN: **465-273-0700**, further described as LOT 268 /EXC S 30 FT/ in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Silas and Rita Corbett House on the following findings:

The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains integrity from its 1936 period of significance. Specifically, the resource features a low-pitched mission half barrel tile roof, projecting rafter tails, rectangular clay tile attic vents, front portico with arched detailing, light-sand stucco cladding, battered stucco chimneys, paneled wood front door with glass lite, rectangular wooden focal window with divided-lites, and wooden double hung and casement windows. The living room fireplace surround and master bedroom beehive fireplace are original to the 1936 date of construction and are designed consistent with the Spanish Colonial Revival style of the residence and contribute to the significance of the resource. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the designation shall include the original detached garage, living room fireplace surround, and master bedroom beehive fireplace.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote:

BY: _____
KRISTI BYERS, Chair
Historical Resources Board

APPROVED: HEATHER FERBERT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

DRAFT

Attachment 2

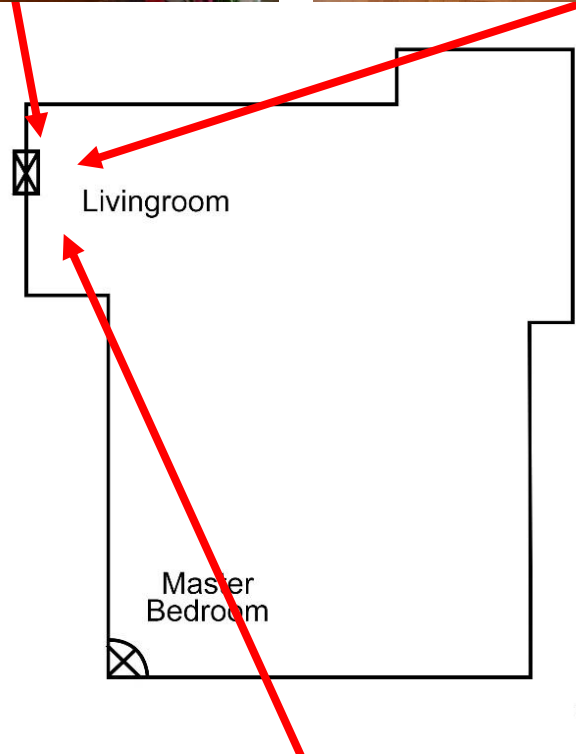
4247 Alder Drive floor plan with footprint

For interior features included in the proposed designation

Living room fireplace surround



Detail of tiled hearth



North
For historical designation
illustrative purposes only



Detail of fireplace sculpted mantle and niche

Attachment 2

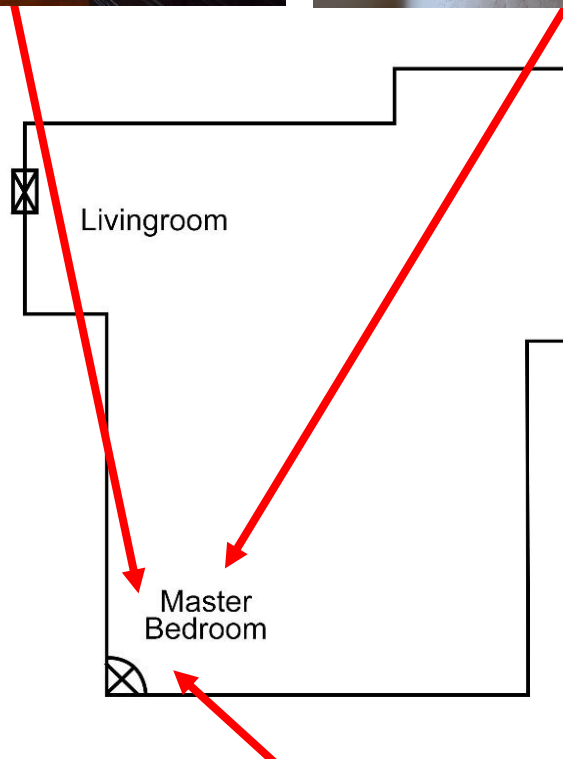
4247 Alder Drive floor plan with footprint

For interior features included in the proposed designation

Master bedroom beehive fireplace



Detail of fireplace tiles



For historical designation
illustrative purposes only



Detail of quarry tile fireplace hearth with D&G tiles